

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Wheatland will hold a regular meeting on **November 3, 2009**, located at the Wheatland Community Center, 111 C Street, Wheatland, CA. 95692 to consider the following request. The meeting is scheduled to begin at **6:30 p.m.**

Discussion and consideration of the following items:

Consider a Text Amendment to the Planned Development Zone, Ordinance No. 410: The Planning Commission will consider recommending to the City Council adoption of a City sponsored text amendment to the recently adopted Planned Development (PD) Zoning District, Chapter 18.51 of the City of Wheatland Zoning Ordinance (Ordinance Number 410). The City Council conducted the first reading of the Planned Development Zone on September 23, 2008. The Planned Development District was adopted to provide the City the flexibility necessary to facilitate development in accordance with the General Plan. The amendment proposes to add language that will permit the submittal of a preliminary proposed Planned Development, and submittal of a final proposed Planned Development at a later time.

The proposed text amendment to the Zoning Code would be exempt from environmental review under the California Environmental Quality Act (CEQA) and the CEQA Guidelines because “[...] it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment” (CEQA Guidelines Section 15061[b][3]). Implementation of the PD zone would be through the review, consideration, and approval of project-specific PD zone applications that would be subject to project-specific CEQA environmental review.

Information on the proposed project is available for review at Wheatland City Hall, located at 111 C Street, during normal business days (M-F) from 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m.

All Interested Persons are invited to attend the public hearing and present written and/or oral comments on the approvals associated with this proposed zoning code amendment. If you challenge the approval of the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009).

The City of Wheatland does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility-impaired individuals. In compliance with the Americans with Disabilities Act, the City of Wheatland encourages those with disabilities to participate fully in the public hearing process. If you have special needs, in order to allow you to attend or participate in this public hearing process, please contact the City Clerk well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

Any person interested in any agenda item may contact the City Clerk prior to the meeting date for further information. If you have any questions regarding the proposed project, please contact Eric Veerkamp, the City’s Planning Consultant, at (916) 372-6100 or at everkamp@raneymanagement.com.

Date: October 20, 2009

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